

## **REGULAR MEETING AGENDA**

**1. Call to Order**

**2. Approval of Agenda**

**3. Public Comment**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

**4. Reconsideration**

**5. Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

1. Approval of Minutes of December 1, 2010
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030 g.
4. KPB Coastal Management Program Reports

*Page 1*

**6. Presentations**

**7. Reports**

- a. Staff Report PL 11-05, City Planner's Report

*Page 9*

**8. Public Hearings**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

- A. Staff Report PL 11-02, Draft Ordinance Zoning Enforcement
- B. Staff Report PL 10-111, Draft Ordinance amending the City of Homer Comprehensive Plan to include the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough
- C. Staff Report PL 11-08, Nonconforming use status as a bulk petroleum storage site located at 4755 Homer Spit Road, aka as Tract A and Lot 22A Lands End Subdivision. The nonconforming use includes eight (8) fuel storage tanks that were onsite prior to Sept. 28<sup>th</sup>, 1982 and their continued use

*Page 11*

*Page 19*

*Page 27*

**9. Plat Consideration**

- A. Staff Report PL 11-03, Anderson 2011 Subdivision Preliminary Plat

*Page 35*

**10. Pending Business**

- A. Staff Report PL 11-01, East End Mixed Use District

*Page 43*

**11. New Business**

- A. Staff Report PL 11-07, Exclusion from Bridge Creek Watershed Protection District (BCWPD) *Page 53*

**12. Informational Materials**

- A. City Manager's Report *Page 55*

**13. Comments of The Audience**

Members of the audience may address the Commission on any subject. (3 minute time limit)

**14. Comments of Staff**

**15. Comments of The Commission**

**16. Adjournment**

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment."